



***Town of Tyngsborough
Planning Board***

25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext 115

Tyngsborough Planning Board Meeting Minutes October 20, 2005

Attachments: 1-Meeting Agenda.

APPROVED

Members Present: Darryl Wickens, Chairman
Caryn DeCarteret, Vice-Chair
Steven Nocco, Treasurer
Mark Pease, Secretary
John Forti, NMCOG Liaison
Joyce Harrington, Clerk

Present at the request of the Board – John Boardman, P.E., Consulting Engineer

7:03PM – Meeting called to order by Chairman Darryl Wickens

7:05PM – Hearing: Special Permit for 5 Trader Circle - Heavy Vehicle Repair Garage {George O'Brien} Noonan & McDowell, Inc

Darryl Wickens asked the applicant to give a brief review to S.Nocco since he was absent from the last meeting.

Noonan & McDowell revised the plans; the following is an outline of those changes.

1. Snow storage areas have been added and are identified on the Northern and Southern sections of the parcel.
2. The location of the shielded wall lights has been added to the Site Plan.
3. An area for loading has been added next to the first bay door.
4. The caliper of the proposed tress has been added to the landscape plan. Proposed trees have also been added along Progress Avenue.
5. The 100-foot buffer zone to the Bordering Vegetated Wetland on the north side of Progress Avenue has been added to the plans.
6. A proposed four-foot chain link fence has been added around the detention basin along with an eight-foot maintenance gate.
7. Noonan & McDowell, Inc has reviewed the fire protection requirements with Lt.Sands, Fire Protection Officer. The Grading Plan has been revised

to show the proposed fire protection water service, a post indication valve and a sprinkler connection, at this point in the application review process Lt. Sands has no additional concerns for fire protection. He did note that the building would require a sprinkler system.

John Boardman prepared a review of the revised plans; he stated the revised plans are in compliance with the Zoning by-Laws. The applicant has addressed all of the comments.

Motion: M.Pease to close the Public Portion of the hearing for Lot 10 Trader Circle.

Second: C.DeCarteret

Motion Carries unanimously

Motion: M.Pease to approve the Special Permit for Lot 10 Trader Circle for George O'Brien, site plan dated April 7, 2005 with a revised date of October 17, 2005 with the following conditions.

1. Floor drainage not to be plumbed into storm water system
2. Fire Egress walk way behind the building to be a paved 4ft sidewalk
3. Stripping to be added to Bay #1 for loading area purposes.

Second: J.Forti

Motion Carries unanimously

7:35PM Special Permit Lot 21 Progress Ave {James Patierno}

D.Wickens as an abutter to the proposed project recused himself and handed the chair to M.Pease.

The concerns of the Board were;

Drainage runoff, change of use Industrial use to Business use, and traffic study. M.Pease asked if the original buildings were on the plan. Atty. Gallant said the buildings exist, and were applying for a use special permit.

The applicant is filing a Special Permit application for a change of use for the building located at Lot 21, Applewood Commercial Park. The applicant seeks to change the use to personal services (Business Use). The Board has requested to review the site plans for drainage and traffic study. Atty. Gallant will supply the traffic study and environmental impact study to the Board for review with the Consulting Engineer John Boardman.

Motion: S.Nocco to continue the Hearing to November 3, 2005 at 8:35PM

Second: C.DeCarteret

Carries 4-Yes, 1-Abstain

Administrative 1 Sleepy Hollow Subdivision – Walter Eriksen sign Mylar

Mr. Eriksen did not appear before the Board.

Administrative 2 161-163 Westford Road Plaza – Final design of plans {Frank Shen}

Also present on behalf of the applicant: Fred Douglas, P.E. of Vanasse and Associates Inc

Fred Douglas submitted the final design of plans and special provisions to the Board. The plans include widening approximately 500 feet of Westford Road to provide a by-pass lane at the Retail Plaza site. A catch basin will be required to direct roadway runoff from Westford Road and prevent it from crossing the proposed sidewalk to the Wynbrook development. The Board requested a soil data report and a review from the Highway Dept Rick Flanagan.

Administrative 12 - ANR Application Mascuppic Trail {Dan Chasse and Atty George Malonis}

The ANR is R-2 Zoned and an unnamed paper Street. Mr. Chasse withdrew his application to be able to make a revision to the plan.

Administrative 3 - ANR Application 17 Beech St {Dan Chasse and Atty George Malonis}

The Board requested the following item;

1. A letter from Town Clerk stating whether the Town maintains the Road or has accepted the Road.

Mr. Chasse withdrew his application until such time as he is able to obtain the requested letter.

Administrative 4 - Special Permit application #8 Constaine Drive { Jim Lamare and Brian Gurry}

John Boardman said this application will need to be refilled. The Board did not sign the application.

Administrative 5 - 100 Massapoag Road Wilson Way {James Patierno}

Mr. Patierno did not appear before the Board.

Administrative 6 - Bond Release for Beaver Run North {Scott Connell}

The Board did not review the Bond.

Administrative 7 - Sign Bond Release for Deer Ridge Skyline Drive Phase III

The Board did not sign in the Bond; there was an error in the amount. The Clerk will prepare a new bond release for the Board to sign.

Administrative 8 - Sign Bond Release for Deer Ridge Alpine Way Phase III

The Board signed the Bond

Administrative 9 - Sign Form 4 Notice of Decision for T.I.L.Q. 3 Shetland Circle.

The Board signed the Form 4: Notice of Decision

Administrative 10 - Approval of Minutes

Motion: M.Pease to approve the August 18, 2005 minutes as written.

Second: S.Nocco

Carries 4-Yes, 1-Abstain

Motion: J.Forti to approve the September 1, 2005 minutes as amended.

Second: S.Nocco

Carries Unanimously

Motion: S.Nocco to approve the September 15, 2005 minutes as amended.

Second: J.Forti

Carries: Unanimously

Administrative 11 - Bills

The following bills were signed.

Lowell Sun bills for the following Legal Notices:

Rt3 Middlesex Rd 125-135

Rt3 Parcel B

9 Farwell Road

7 Farwell Road

2 Cummings Road

Upton Drive
9 Farwell Road Revised Ad
7 Farwell Road Revised Ad
5 Trade Circle

Motion: S.Nocco to Adjourn at 10:00PM
Second: J.Forti
Carries

Minutes taken and respectfully submitted by
Joyce M. Harrington
Planning Board Clerk